

**REVISED FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, January 26, 2007, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of December 1, 2006 and January 12, 2007**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

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**Agenda Items**

- 1. [Crime Prevention Through Environmental Design \(CPTED\)](#) (J. Tennison, Crime Prevention Specialist, Lemon Grove Station) (Continued from the hearing of January 12, 2007)**
- 2. [The Bridges Unit 6: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>; The Bridges Unit 7: TM 5239RPL<sup>4</sup>, AD 01-001, S01-077; Santa Fe Creek: SPA 03-006, San Dieguito Community Plan Area \(Stocks\)](#) (Continued from the hearings of June 2, June 30, and December 15, 2006)**

This project is comprised of the following three components: **(1)** A request to amend the Canyon Creek (The Bridges) Specific Plan to change an approximately 9.2-acre area currently designated for open space to residential use (5 estate units) and to allow the extension of Calle Ponte Bella Road, which is needed to provide access to Unit 7. Other implementing permits include: A Tentative Map to subdivide the new residential area into 5 lots ranging in size from 1 to 1.81 acres; two Major Use Permit Modifications to accommodate the new residential development and expansion of The Bridges Golf Course driving

range. This Tentative Map will also vacate an open space easement; **(2)** Unit 7: A request to subdivide 83.5 acres into 29 residential lots. This component involves a Vesting Tentative Map, Administrative Permit for Lot Area Averaging and a Vesting Site Plan; and **(3)** Santa Fe Creek: A request to amend the Santa Fe Creek Specific Plan to allow recreational open space on the rear half of Lots 1 to 5 located along the west boundary of the Specific Plan in order to accommodate the program to expand The Bridges Golf Course driving range. The project as a whole is subject to the (17) Estate Residential, (24) Impact Sensitive and (21) Specific Plan Area Land Use Designations of the San Dieguito Community Plan and the RR.5, A70 and S88 Use Regulations. The Bridges Specific Plan is located north of the intersection of Aliso Canyon Road and Avenida de Duque. Unit 6 is located in the northwesterly corner of the Specific Plan at the current terminus of Calle Ponte Bella. Unit 7 is located east of, and adjacent to, Unit 6. The Santa Fe Creek Specific Plan is located north of the northerly terminus of Via de las Flores. Continued from the hearings of June 2, June 30, August 25, and December 15, 2006.

**3. Buckman Springs Borrow Pit; Major Use Permit Modification - P71-519W<sup>2</sup> and Reclamation Plan - RP 05-001, Mountain Empire Subregional Plan Area (Maxson) (Continued from the hearing of November 17, 2006)**

The project is the renewal of Major Use Permit (P71-519W<sup>2</sup>) to allow for the continued use of Buckman Springs Borrow Pit for use in road repairs countywide by the County of San Diego, Department of Public Works. Additionally, a Reclamation Plan (RP 05-001) is being processed to ensure that the project site is reclaimed pursuant to the Surface Mining and Reclamation Act of 1975 (as amended) at the conclusion of each of the three phases of extraction on-site. The Major Use Permit expired November 7, 2005, but the extension to the Major Use Permit was applied for prior to expiration of the original permit. The modification to the Major Use Permit will allow for continued extraction of materials for an additional 25 years, rather than 50 years. The project site is located on 19.31 acres approximately one mile northwest of the intersection of Buckman Springs Road and Highway 94.

**4. San Diego County Department of General Services; Major Use Permit Modification - P74-006W<sup>3</sup>, North County Metro Subregional Plan (Maxson)**

This is a Modification to a Major Use Permit for the San Pasqual Academy. The Modification is proposing to update the recreational facilities located on the Academy's campus to a 16-acre Sports Complex, including standard size sports fields (baseball, football/track and field, softball and a pool), bleacher seating and restrooms. In addition to the recreational facilities, the Academy is proposing two areas of the core campus for additional agricultural use. An alternate transitional housing site is being proposed south of the campus core, adjacent to existing housing. The project is located at 17701 San Pasqual Valley Road in Escondido.

**5. Fallbrook Sports Association; Major Use Permit Modification - P63-120W<sup>7</sup>; Fallbrook Community Planning Area (Stevenson)**

This is a request for Major Use Permit Modification P63-120W<sup>7</sup> to authorize the location of a wireless telecommunications facility for T-Mobile. The project proposes to construct, operate, and maintain a wireless communication facility mounted on a new 75-foot high light standard, replacing an existing 70-foot high light standard within the community sports park complex in the Fallbrook Airpark. An equipment shelter will be built to contain the electronic equipment supporting the facility as well as sports equipment for the sports fields. There is an existing sports facility on the subject property. An existing road connecting to Olive Hill Road will provide access to the site. The project is located at 2251 Olive Hill Road.

**6. Appeal of Bonsall Horse Barns; Administrative Permit (AD) 05-038, Bonsall Community Planning Area (Ramaiya)**

The project is an Administrative Permit to allow for two private use horse barns with a total of 60 rooms/horse stalls for a total square footage of 17,697. An 11,520 square-foot 40 stall horse barn is proposed for the western portion of the parcel. This barn will include a 2,160 square-foot second story for hay storage. A second barn will be located near the southeasterly portion of the property and will measure 6,177 square feet. This single-story 20 stall horse barn will include a hay and equipment storage area as well as a tack room and buggy storage area. The site is subject to the General Plan Regional Category 1.3 (EDA) Estate Development Area and General Plan (19) Intensive Agriculture. Zoning for the site is A70 (Limited Agricultural). The site contains an existing single-family residence that will be retained. Access would be provided by a driveway connecting to Aqueduct Road. Earthwork will consist of cut and fill of 12,000 cubic yards of material to accommodate the barns and associated riding arenas. The proposed project is located at 31910 Aqueduct Road at the intersection of Calle de Talar.

**7. San Juan Street Condominiums; Tentative Map (TM) 5419; Site Plan (S) 05-076; Valle de Oro Community Plan Area (Krzys)**

Proposed Tentative Map and Site Plan for a condominium conversion to convert an existing eight-unit apartment complex to an eight-unit condominium structure. The site is located at 9934 San Juan Street. The parcel is 0.33 acres and is zoned Residential Urban – RU24, subject to the General Plan Regional Category 2.1 Urban Residential, and Land Use Designation (10) Residential.

**8. Cielo del Norte; Tentative Map (TM) 5182RPL<sup>7</sup> TE, San Dieguito Community Plan Area (Stocks)**

Request for an extension of the expiration date of an approved Tentative Map (TM 5182RPL<sup>7</sup>). TM 5182RPL<sup>7</sup> implements the Cielo del Norte Specific Plan (SP 99-001) and includes 154 single-family residential lots with a minimum lot area of 0.5 acre and approximately 313 acres of natural open space. The site is within the Estate Development Area (EDA) Regional Category and (21) Specific Plan Area (0.32) Land Use Designation as set forth by the Regional Land Use Element of the General Plan. Zoning for the site includes the S88 Specific Planning Area Use Regulations. The project site is located south of the intersection of Elfin Forest Road and Harmony Grove Road.

**9. Estates II Major Subdivision; Tentative Map (TM) 5429RPL<sup>3</sup>; Desert Subregional Plan Area (Hamilton)**

The project is an application for a Tentative Map for the development of 87.1 acres into 39 lots ranging in size from 2.0 to 2.6 gross acres with one remainder lot (467.9 acre). Earthwork associated with the project includes a balanced cut and fill of 142,440 cubic yards. Water and sewer services will be provided by the Borrego Water District. Fire services will be provided by the Borrego Springs Fire Protection District. Access to the site is via Rams Hill Drive and Roadrunner Drive South. The project site is regulated by SPA 83-005 and SPA 86-006. The project site is discussed in detail in SPA 86-006, Rams Hill Country Club Specific Plan, which has reserved 928 acres for the construction of 790 single-family dwelling units, a second 18-hole golf course and a 30-acre commercial area. The project site is designated as S80 Use Regulation, with a density of 0.5 dwelling unit per acre. The project is located south of Rams Hill Drive and Roadrunner Drive South in Borrego Springs.

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**Administrative Items**

- E. Report on actions of Planning Commission's Subcommittees.**
- F. Designation of member to represent Commission at Board of Supervisors.**
- G. Discussion of correspondence received by Planning Commission.**

**Department Report****H. Scheduled Meetings.**

February 9, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
February 23, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 9, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 23, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 6, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 20, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at [www.co.san-diego.ca.gov/dplu](http://www.co.san-diego.ca.gov/dplu). Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".

**Adjournment**

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,  
Reclamation Plans, Coastal Use Permit Cases,  
Site Plans required by Specific Plans----- Within 10 calendar days after Planning  
Commission action

Specific Plans, Specific Plan  
Amendments, Road Matters, Rezones,  
Agricultural Preserves, Plan Implementation  
Hearings, General Plan Amendment  
Hearings----- No appeal necessary since staff will  
- automatically transmit case to Board of  
Supervisors.

Administrative Appeals, Variances,  
Minor Use Permits, Plan Amendment

**Agenda**

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**January 26, 2007**

Authorizations----- No appeal possible to Board of  
- Supervisors; Planning Commission action  
is final.

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